



## Appendix A – Shoreline Environment Designation Map

### A.1 Introduction

The “Stevenson Shoreline Environment Designation Map” contained is contained in SMP Section A.4, below and indicates the shoreline jurisdiction as it exists when this SMP is adopted. The City has elected to predesignate areas within the Stevenson Urban Area, and the shoreline environment designations (SEDs) of those area will take effect immediately upon annexation.

### A.2 Parallel Environments & Specific Interpretations

To address different conditions between the area immediately adjacent to the OHWM and upland areas closer to the shoreline jurisdiction boundary, this SMP selectively applies two or more SEDs to single stretches of shoreline. These Parallel Environments and other specific boundaries are described below.

#### *A.2.1 Ashes Lake*

1. Road Rights-of-Way – For all road rights-of-way (Ash Lake, Mallicott, SR-14, BNSF) within this reach, the Urban Conservancy SED applies. The Natural SED applies to all other shorelands in this reach.

#### *A.2.2 Columbia River*

1. BNSF Railroad, West Urban Area – For road rights-of-way (SR-14, BNSF) west of the centerline of Rock Creek, the Urban Conservancy SED applies. Where the Shoreline Residential designation applies it applies to lands southeast of that line.
2. BNSF Railroad, Downtown Area – For areas east of the centerline of Rock Creek, the Active Waterfront SED applies to all lands northwest of the railroad’s southeastern right-of-way line. Where the Shoreline Residential designation applies it applies to lands southeast of that line.
3. BNSF Railroad, East Urban Area, A – For all areas east of the centerline of Kanaka Creek, the Urban Conservancy SED applies, except as designated in 4, 5 and 6, below.
4. Peninsulas – For all peninsulas/outcroppings into the Columbia River from road rights-of-way, the Natural SED applies. This includes the peninsula formed along the Columbia River and the east bank of Kanaka Creek.
5. Private Parcel #03-75-36-3-0-0400, et. al.—For the private property(ies) located upland from the SR-14 road right-of-way in the East Urban Area, the Shoreline Residential SED applies.
6. Private Parcel #03-75-36-4-0-1803, et. al. – Beginning with parcel 03-75-36-4-0-1803 and continuing eastward, all private, non right-of-way properties along the Columbia River are predesignated as Shoreline Residential.

#### *A.2.3 Rock Cove*

1. Parcel #02-07-01-0-0-1300, 1303, 1304 – For these 3 parcels, the Active Waterfront SED applies. For shorelands outside of these 3 parcel boundaries and as designated in 2, below, the Urban Conservancy SED applies.
2. Peninsulas – For all peninsulas/outcroppings into Rock Cove from the SR-14 right-of-way, the Natural SED applies.

**A.2.4 Rock Creek**

1. Ryan Allen & BPA Rights-of-Way – For all areas within the rights-of-way for Ryan Allen Road and the BPA powerline, the Urban Conservancy SED applies.
2. Williams Northwest Pipeline – For parcels #03-07-35-1-4-0100 (County Transfer Site), #03-07-36-2-3-0100, and #03-07-36-2-3-0101, the Natural SED applies to all areas waterward of the south or waterward edge of the easement and/or right-of-way controlled by the utility for operation of the gas transmission pipeline. The Urban designation applies landward of that line.
3. Iman Cemetery – For Tax Parcel #03-07-36-2-3-0300 owned by the Skmania County Cemetery District, the Urban Conservancy SED applies.
4. Skamania County Parcel #03-07-36-2-3-0104 – The Natural SED applies to this entire strip of land along Rock Creek. The Shoreline Residential designation applies to the properties landward of this publicly-owned parcel.
5. Angel Heights Conservation Easement – The Natural SED applies to all areas within the conservation easement depicted on the plat of Angel Heights Subdivision-Phase 1, recorded at AFN 2005158873 and described in the easement recorded at AFN 2005158874. The Shoreline Residential designation applies to all areas landward of the area encumbered by that easement.

**A.3 Parcel Guide**

This SMP relies on the shoreline jurisdiction map and site-specific investigation to determine the location of shoreline jurisdiction and shoreline environment designations. The table below is intended as a tool to assist site-specific investigation; however, the usefulness of this tool will decline over time as 1) legal actions related annexation, land division, consolidation, segregation, etc. change the boundaries of parcels and 2) natural actions change the location of the Ordinary High Water Mark (OHWM). Therefore, the listings below should not be considered definitive and are secondary to the maps and remaining text of this SMP.

<b>ACTIVE WATERFRONT</b>				
<b>Parcels in 2018 Stevenson’s Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1301	02-07-01-1-1-5600	02-07-01-2-0-0200	02-07-01-0-0-1500	03-07-36-2-3-0100
02-07-01-0-0-1302	02-07-01-1-1-5700	02-07-01-2-0-0600	02-07-11-0-0-0400	03-07-36-2-3-0101
02-07-01-0-0-1303	02-07-01-1-1-5800	02-07-01-2-0-1201	03-07-35-1-4-0100	03-75-36-3-3-0501
02-07-01-0-0-1304	02-07-01-1-1-6100	02-75-06-2-2-0100		
02-07-01-1-0-2000	02-07-01-1-1-6200	02-75-06-2-2-0500		
02-07-01-1-0-2001	02-07-01-1-1-6300	03-07-36-4-3-1901		
02-07-01-1-0-2600	02-07-01-1-1-6301	03-07-36-4-3-2300		
02-07-01-1-0-2700	02-07-01-1-1-6800	03-75-36-3-3-0501		
02-07-01-1-0-2800	02-07-01-1-1-6900	03-75-36-3-3-0600		
02-07-01-1-0-3000	02-07-01-1-1-7000	03-75-36-3-3-0700		
02-07-01-1-0-3700	02-07-01-1-1-7100			
02-07-01-1-1-5400	02-07-01-2-0-0100			
<b>URBAN CONSERVANCY</b>				
<b>Parcels in 2018 Stevenson’s Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1300	02-07-01-2-0-1001	02-07-02-4-1-0600	03-07-35-0-0-0200	
02-07-01-0-0-1301	02-07-01-2-0-1100	02-07-02-4-1-0601	03-75-36-3-0-1000	

<b>URBAN CONSERVANCY, Continued</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-2-0-0400	02-07-01-2-0-1200	02-07-02-4-1-0700	03-75-36-3-0-1090	
02-07-01-2-0-0402	02-07-01-2-0-1202	03-07-36-2-3-0300	03-75-36-4-0-1600	
02-07-01-2-0-0700	02-7-02-0-0-3100	03-75-36-3-0-1290	03-75-36-4-0-1900	
02-07-01-2-0-1000	02-07-02-4-1-0100	03-75-36-3-3-2000		
<b>SHORELINE RESIDENTIAL</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-1-0-3600	03-07-35-1-4-0700	03-07-36-3-3-0111	03-07-35-0-0-0200	03-75-36-4-0-1600
02-07-01-1-0-3601	03-07-35-1-4-0800	03-07-36-3-3-0112	03-07-35-1-4-0100	03-75-36-4-0-1800
02-07-01-1-1-7200	03-07-35-1-4-0900	03-07-36-3-3-0113	03-07-35-1-4-0400	03-75-36-4-0-1801
02-07-01-1-1-7201	03-07-35-4-4-0811	03-07-36-3-3-0114	03-07-35-1-4-0401	03-75-36-4-0-1802
02-07-01-1-1-7300	03-07-35-4-4-0812	03-07-36-3-3-0115	03-07-35-1-4-0403	03-75-36-4-0-1803
02-07-01-1-1-7302	03-07-36-2-3-0200	03-07-36-3-3-0116	03-75-36-3-0-0400	
02-07-01-1-1-7303	03-07-36-2-3-0400	03-07-36-4-3-1900		
03-07-35-0-0-0204	03-07-36-2-3-0405	03-07-36-4-3-1901		
03-07-35-1-4-0500	03-07-36-2-3-0408			
03-07-35-1-4-0600	03-07-36-2-3-0600			
<b>NATURAL</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1301	03-07-36-3-3-0116		02-07-01-0-0-1500	03-07-36-2-3-0101
03-07-36-2-3-0101	03-07-36-3-3-0117		02-07-02-0-0-4600	03-07-36-2-3-0103
03-07-36-2-3-0104	03-07-36-3-3-0118		02-07-02-0-0-4700	03-07-36-3-3-0113
03-07-36-3-3-0111	03-07-36-3-3-0119		02-07-11-0-0-0400	03-07-36-3-3-0114
03-07-36-3-3-0112	03-07-36-3-3-0120		02-07-11-0-0-0800	03-07-36-3-3-0115
03-07-36-3-3-0113	03-07-36-3-3-0121		02-07-11-0-0-0900	03-07-36-4-3-0180
03-07-36-3-3-0114	03-07-36-3-3-0199		02-07-11-0-0-0901	03-07-36-4-3-0181
03-07-36-3-3-0115	03-07-36-4-3-0180		03-07-36-1-3-1100	03-75-36-3-0-0900
			03-07-36-1-3-1101	03-75-36-3-3-0500
			03-07-36-2-3-0100	
<b>AQUATIC</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1300	02-07-01-1-1-6900	03-07-35-4-4-0812	02-07-01-0-0-1301	03-07-36-3-3-0119
02-07-01-0-0-1301	02-07-01-1-1-7000	03-07-36-2-3-0102	02-07-01-0-0-1500	03-07-36-3-3-0120
02-07-01-0-0-1302	02-07-01-1-1-7100	03-07-36-2-3-0104	02-07-01-1-0-2700	03-07-36-4-3-0180
02-07-01-0-0-1303	02-07-01-1-1-7200	03-07-36-2-3-0200	02-07-01-1-0-2701	03-07-36-4-3-1900
02-07-01-0-0-1304	02-07-01-1-1-7201	03-07-36-3-3-0112	02-07-01-1-0-2801	03-75-36-3-0-0900
02-07-01-1-0-2700	02-07-01-1-1-7300	03-07-36-3-3-0113	02-07-01-1-0-3600	03-75-36-3-0-1000
02-07-01-1-0-2701	02-07-01-1-1-7302	03-07-36-3-3-0114	02-07-11-1-0-0400	03-75-36-3-0-1090
02-07-01-1-0-2800	02-07-01-1-1-7303	03-07-36-3-3-0115	02-75-06-2-2-0500	03-75-36-3-0-1100
02-07-01-1-0-2801	02-07-01-2-0-0100	03-07-36-3-3-0116	02-75-06-2-2-0600	03-75-36-3-3-0500
02-07-01-1-0-3000	02-07-01-2-0-0200	03-07-36-3-3-0117	03-07-35-0-0-0200	03-75-36-3-3-0501
02-07-01-1-0-3600	02-07-01-2-0-0600	03-07-36-3-3-0118	03-07-35-1-4-0100	03-75-36-4-0-1600

AQUATIC, Continued				
Parcels in 2018 Stevenson's Shoreline Jurisdiction			Pre-Designation Parcels	
02-07-01-1-0-3601	02-07-01-2-0-1200	03-07-36-3-3-0119	03-07-35-1-4-0400	03-75-36-4-0-1700
02-07-01-1-0-3700	02-07-01-2-0-1201	03-07-36-3-3-0120	03-07-35-1-4-0401	03-75-36-4-0-1800
02-07-01-1-0-3800	02-07-01-2-0-1202	03-07-36-3-3-0121	03-07-35-1-4-0403	03-75-36-4-0-1801
02-07-01-1-1-5400	02-75-06-2-2-0100	03-07-36-3-3-0199	03-07-36-2-3-0101	03-75-36-4-0-1802
02-07-01-1-1-5800	02-75-06-2-2-0500	03-07-36-4-3-0180	03-07-36-3-3-0115	03-75-36-4-0-1803
02-07-01-1-1-6100	02-75-06-2-2-0600	03-07-36-4-3-1900	03-07-36-3-3-0116	03-75-36-4-0-1900
02-07-01-1-1-6200	03-07-35-0-0-0204	03-07-36-4-3-1901	03-07-36-3-3-0117	03-75-36-4-0-2000
02-07-01-1-1-6300	03-07-35-1-4-0500	03-75-36-3-3-0500	03-07-36-3-3-0118	
02-07-01-1-1-6301	03-07-35-1-4-0600	03-75-36-3-3-0501		
02-07-01-1-1-6800	03-07-35-1-4-0900			

#### A.4 Stevenson Shoreline Environment Designation Map

65 The Shoreline Environment Designation Map appears on the following 11x17" page.

#### A.5 Boundary Interpretation

1. If disagreement develops as to the exact location of the boundary line of a Shoreline Environment Designation (SED) that is shown on the map in Appendix A, the following rules shall apply:
  - 70 a. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed.
  - b. Boundaries indicated as approximately following streets, alleys, or railways shall be respectively construed to follow the right-of-way centerlines.
  - 75 c. Boundaries indicated as approximately parallel to or extensions of features indicated in a) or b) above shall be so construed.
2. Whenever existing physical features (including stream centerlines) are inconsistent with the boundaries on the Shoreline Environment Designation Map, the Shoreline Administrator shall interpret the boundaries with deference to actual conditions.
- 80 3. In the event of a mapping error, the City will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and chapter 173-22 WAC pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.
4. Where a SED boundary line divides a lot in single ownership at the effective date of this SMP and any amendment thereto, the use permitted on the least restrictive portion of such lot may extend to the portion lying in the more restrictive SED a distance of not more than 50 feet beyond the 85 district boundary line.
5. If disagreement remains after applying the preceding rules, the City shall interpret the boundary during review of the underlying application.
6. If an area is found to be within shoreline jurisdiction that is not mapped and/or designated in this SMP, the City shall apply the "Urban Conservancy" designation as it is written in WAC 173-90 26-211(5)(e) until re-designated through a master program amendment process.